

**MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD**

September 14, 2004

CALL TO ORDER

Chair Hawley called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Chair John Hawley, Annette Napolitano, Earl Warren, Carol Kempiak,
Jim Zwerg, Ruben Jimenez, Alternate-Tana Wrublik and Alternate-Dave Rioux

Absent: Vice-Chair Bill Raney

Council Members: Chris Urwiller

Staff Present: Phil Garthright, Denise Lacey, Ian Dowdy, Scott Zipprich, Bob Costello and
Connie Meadows

APPROVAL OF MINUTES

Chair Hawley asked for a motion to approve the minutes of the August 24, 2004 Regular Meeting. Member Warren made a motion to approve the minutes of the August 24, 2004 Regular Meeting, seconded by Member Zwerg. The motion passed unanimously.

WITHDRAWALS/CONTINUANCES:

4A. Case No. DCA04-303: Development Code & Community Master Plan Amendments

Development Code Amendment to the Town of Buckeye Development Code, regarding Community Master Plans and Development Code Priorities, Applicability, and Amendments whereby any amendment to existing, or new laws, rules, regulations, and standards of development under that Community Master Plan where those new standards shall be incorporated. Staff asked to continue this item to the September 28, 2004 Development Board meeting due to the upcoming council retreat on the 18th of September, where such items will be discussed with the Town Attorney. Member Warren made a motion to continue DCA04-303 to the September 28, 2004 Development Board meeting. Member Zwerg seconded the motion. The motion passed unanimously.

4B. Case No. A04-09: Ed Lewis Annexation

Request by Christine Sheehy, on behalf of Ed Lewis & Jackrabbit Trails Limited Partnership, for the Annexation of approximately 114 acres into the Town of Buckeye as generally located south of the southeast corner of Broadway Road and Jackrabbit Trail. Member Napolitano made a motion to recommend approval of A04-09. The motion was seconded by Member Kempiak. The motion passed unanimously.

4C. Case No.: RZ04-195: Ed Lewis Rezoning

Request by Christine Sheehy on behalf of Ed Lewis & Jackrabbit Trails Limited Partnership, for the rezoning of approximately 114 acres located generally south of the southeast corner of Broadway Road and Jackrabbit Trail from Industrial-2 (Maricopa County) to Planned Residential. Christine Sheehy, on behalf of Ed Lewis & Jackrabbit Trails Limited Partnership presented exhibits and discussed the land use. Ms. Sheehy requested a 100 foot buffer from the railroad instead of the 200 foot buffer which is required of Southwest Ranch. Member Wrublik asked if manufactured housing was planned for the site. Ms. Sheehy stated that is not in their future plans. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to recommend approval of RZ04-195 with stipulation that “any development proposed for this site may be required to provide a buffer (equal to or less than that proposed by Southwest Ranch) north of the railroad tracks so as not to prohibit continued use of the tracks by properties further west or east of this property”. The motion was seconded by Member Wrublik. The motion passed unanimously.

5. NEW BUSINESS:

5A. Case No.: PP04-263: Verrado Parcels 4.901, 4.902, 4.903, 4.904, 4.905 Pre Plat

Request by Biskind, Hunt & Taylor representing DMB for preliminary plat approval of Verrado Parcels 4.901, 4.902, 4.903, 4.904, and 4.905 located north of Thomas Road and east and west of Acacia Way. These subdivisions propose 247 single-family lots on approximately 85 acres. Jill Kusy of DMB represented Biskind Hunt & Taylor. Ms. Kusy presented exhibits showing the land use and gave an overall description of the project. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Kempiak made a motion to approve PP04-263 with stipulations as recommended by staff. The motion was seconded by Member Warren. The motion passed unanimously.

5B. Case No.: PP02-96: Paloma Vista Pre Plat

Request by Curtis Coughlin, Land Services Group LLC, for preliminary plat approval of Paloma Vista located at the northwest corner of McDowell Road and Perryville Road. This subdivision proposes 648 single-family lots on approximately 160 acre. Curtis Coughlin of Land Services Group LLC, presented exhibits showing the land use and gave an overall description of the project. Member Warren questioned the proximity to the nearest emergency service for the area and the access locations to and from the subdivision. Mr. Costello spoke about the nearest emergency service which will cover the area. The Board requested a stipulation that a fire access road be provided between the two northern sections of the plat. Member Napolitano asked which wastewater plant will service the community. Mr. Coughlin explained that that subdivision will be serviced by Sundance. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to approve PP02-96 with a stipulation to “provide an access road between the two northern sections of the plat”, and staff stipulations as designated on report. The motion was seconded by Member Zwerg. The motion passed unanimously.

6. COMMENTS FROM THE PUBLIC: None

REPORT FROM STAFF:

Staff reported that the next Development Board meeting would be on September 28, 2004.

REPORT FROM THE DEVELOPMENT BOARD: Mr. Garthright gave the Board specific information regarding the upcoming council retreat.

ADJOURNMENT:

Chair Hawley asked for a motion to adjourn the meeting. Member Warren made a motion to adjourn the meeting. Member Jimenez seconded the motion. The motion passed unanimously. The Meeting adjourned at 8:00 p.m.

John Hawley, Chair

ATTEST:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 14th day of September, 2004. I further certify that the meeting was duly called and that a quorum was present.

Larry Harmer, Secretary